

Glen Ridge Cooperative
Executive Board Meeting
Via Zoom
October 27, 2021

Resident Board Members: Dick McKee, President, Dot Michaelis, Vice-President, Carol Higgins, Treasurer, Lois Happe, Secretary, Eric Goldberg, Sandy Hale, Scott Posocco

New Samaritan Board Member: Paul Shapiro

Community Board Member: Jim Fidanza

Residents: Dave Delameter, Joyce Depray, Careen Jennings, Lee Salina, Joan Terry

Staff: Stan DeMello

1. The meeting was called to order at 10:04 am.
2. The minutes of the previous meeting were approved as corrected — Clark Doane’s name had been misspelled.
3. Treasurer’s Report (see attached Administrator’s Report for a summary)
 - a. The assets of Glen Ridge increased slightly in the last month.
 - b. Income total has been received as usual.
4. Committee Reports
 - a. Finance Committee’s proposed 2022 Budget appears later on the agenda.
 - b. Buildings and Grounds
 - i. Sandy Hale reported the committee continues to research the costs of window replacement in Buildings 1 & 2. There are two estimates pending.
 - ii. The replacement of the hopper window requested by Clark Doane is on hold until it can be included in the window estimate submitted by Home Depot.
 - c. Hospitality
 - i. A community dinner will be held the evening of Wednesday, October 27.
 - ii. The next committee meeting will Wednesday, November 3.

- iii. During the winter season, hospitality events will be held indoors with a limit on the number of attendees.

5. Administrator's Report (summary attached)

- a. During Rich Gaynor's leave, Stix and Stones has been engaged to do lawn maintenance; their last lawn service was October 19, 2021.
- b. The proposal to pave Pond Road has been submitted to the Board of Juniper Hill Village. The Board's initial response was cautious; they were concerned about additional vehicular traffic on the road and any liability they may have. Additional information will be presented to the JHV Board to secure their agreement to the project.
- c. The flagpole has been relocated and a flag-raising ceremony will be held on Veterans Day, November 11.
- d. Green Smart Pest Control has been engaged to eradicate an infestation of mice at Building 1 and Building 9.
- e. The draft of Maintenance, Repair and Replacement policy continues to be under discussion.

6. Unfinished business

- a. Pending
- b. Eversource Energy Savings Project
 - i. Ten units have committed to heat pump installation.
 - ii. An agreement has been signed; rebates to unit owners are around 50% depending on electrical usage.
- c. Directors and Officers liability insurance can no longer be included in the EHM policy (as per their insurance company); Glen Ridge will secure an independent policy with coverage of \$1,000,000 beginning November 1, 2021 with a premium of \$4,2320.
- d. Window replacement cost estimates are still pending.
- e. Small group discussion groups are being formed with resident Board members providing leadership.
- f. A draft of the changes to the Declaration, to bring it into compliance with CT law, is nearly complete, with refinement of the appliance policy still under discussion. A special meeting to vote on the revision of the Declaration will be held in the spring, following an opportunity for clarification and discussion by the whole community.

7. In the month since the Nominating Committee made its report, Clark Doane has withdrawn his name from consideration.

8. New Business

- a. A new quote from Home Depot is needed that will include the estimate of the hopper window at unit 12 in Building 1.
- b. Annual Meeting planning
 - i. As the previous year, the meeting will be conducted via Zoom
 - ii. Paper ballots will be printed in advance to be delivered to the office following the meeting.
 - iii. New members of the Board will meet with returning members the afternoon of the meeting to elect officers for the coming year.
 - iv. A packet of materials will be printed and delivered to residents 10 days in advance of the meeting.
- c. A copy of the Reserve Study was sent electronically to all Board members.
- d. 2022 Budget
 - i. The Finance Committee recommended the proposed budget be approved by the Board and presented to the Glen Ridge community for adoption at the annual meeting.
 - ii. **It was moved, seconded and voted unanimously to approve the 2022 Budget.**
 - iii. The increased costs to Glen Ridge represents a 7% increase in Association fees.
 - iv. Increases include:
 1. Recommended extension of Administrator's hours from 24 to 27 per week
 2. Increase in water and sewage usage and rates.
 3. Necessity of Directors and Officers liability insurance.
 4. A modest increase in Replacement Reserves, in response to the recommendations of the Reserve Study.
- e. **It was moved, seconded and unanimously voted to approve the payment of \$4,320.00 to Assured Partners from the Operating Account, the payment of \$1,036.91. to Stanley Kurdzo Plumbing from the Operating Reserve Account, and the payment. Of \$733.82. To Bousquet Appliances from the Operating Reserve Account.**

9. The meeting was adjourned at 11:15 am.

Respectfully submitted,
Lois Happe, Secretary

Next meeting will be Wednesday November 24, 2021 at 10:00 am via Zoom